



AGENDA

Operations and Choice Neighborhood
Committee Meeting
May 15, 2014



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here



Create dynamic communities where people thrive

Board of Commissioners

Chairman Ramiro Cavazos	Vice-Chairman Charles R. Muñoz	Commissioner Karina C. Cantu	Commissioner Yolanda Hotman	Commissioner Stella Burciaga Molina	Commissioner Lisa Rodriguez	Commissioner Morris Stribling, MD
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Operations and Human Resources Committee

Morris Stribling, M.D., Chair, Yolanda Hotman, Member, Charles R. Muñoz, Member
President & CEO

Lourdes Castro Ramirez

**San Antonio Housing Authority
Operations and Choice Neighborhood Committee Or
Special Board Meeting**
818 S. Flores, San Antonio, Texas 78204
2:00 p.m., Thursday, May 15, 2014**

The Board of Commissioners will convene for a Committee or Special Board Meeting for discussion and action on the following matters:

1. Meeting called to order.

The Board of Commissioners or its committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or committee reserves the right to enter into closed meeting at any time during the course of the meeting.

CHOICE NEIGHBORHOOD

- 2. Update and discussion regarding Choice activities relating to People, Housing and Neighborhood. (Lorraine, Robles, Asst. Director of Development; Arrie Porter, Sr. Manager of Choice Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives).

OPERATIONS

- 3. Update and discussion regarding The Gardens at San Juan Square (Phase III). (David Casso, Development Services Manager).
 - a) Presentation on Live/Work initiative. (Adrian Lopez, Director of Community Development Initiatives; Tomas Larralde, Business Opportunities Manager)
- 4. Update and discussion regarding the Westside Reinvestment Initiative - Blueridge Community. (Lori Hall, Assistant Director for Special Programs).
- 5. Hold a Public Hearing; and consideration and appropriate action regarding Resolution 5414, authorizing the proposed 2014-2015 Moving to Work (MTW) agency plan, including revisions to the MTW plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin. Plan), Capital Fund Program Plan, and 5-Year Capital Improvement and Development Plan. (Richard Milk, Director of Policy & Planning; David Clark, Director of Public Housing; Deborah Aleman, Director of Assisted Housing).
- 6. Consideration and approval regarding Resolution 5415, authorizing an award of a contract for Biohazard Cleanup Service to SWAT Enterprises, LLC dba Biotechs (ESBE, HABE, MBE, SBE, WBE) for an annual cumulative amount not to exceed \$75,000.00, for a period of (1) one year, with the option to renew for (4) four additional one-year periods. (Steven Morando, Director of Procurement; David Clark, Director of Public Housing).

7. Consideration and appropriate action regarding Resolution 5413, authorizing the purchase of seven 2014 Ford Fusion hybrid vehicles, through the State of Texas 071A1 fleet contract, for an amount not to exceed \$166,362.35, for the assisted housing programs department fleet. (Steven Morando, Director of Procurement; Deborah Aleman, Director of Assisted Housing Programs).
8. Update and discussion regarding the Orion Management contract. (David Nisivoccia, Chief Operating Officer; Kristi Baird, Assistant Director).

9. *Closed Session:

Real Estate/Consultation with Attorney

Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding Marie McGuire Apartments.
- Consultation with attorney regarding Westside Reinvestment Initiative.

10. Adjournment.

Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. Of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting at any other item, whether it has an asterisk or not, when the Board determines there is a need, and a closed meeting is permitted under Chapter 551 of the Texas Government Code that permits the closed meeting.

** Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full board, unless the full Board is present.

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: Lourdes Carrero Ramirez, President and CEO

Presented by: Tim Nicott, Interim Development and Neighborhood Revitalization Officer
Beverly Watts Davis, Director, Choice Neighborhood Program

Subject: Update and discussion regarding Choice activities relating to People, Housing and Neighborhood.

SUMMARY

The grand opening of The Park at Sutton Oaks is planned for May 31, 2014. Confirmed attendees include Mayor Julián Castro, Congressman Lloyd Doggett, and Councilwoman Ivy Taylor. Partnerships and volunteer opportunities are being planned with the City of San Antonio, The Mission Continues and the Spurs Sports and Entertainment Volunteer Organization to ensure that the event is a memorable celebration.

The following section describes activities related to People, Housing and Neighborhood: the three core components of the Choice Neighborhood Initiative. These activities are associated with metrics submitted to HUD on a both quarterly and annual basis. One of the next steps is to develop performance goals for each of the metrics.

People

Urban Strategies continues its intensive case management and has implemented a door-to-door strategy to ensure they continue to connect with and assist former Wheatley Courts residents. They have scheduled 94 appointments, conducted 67 home visits, and conducted 45 office visits. In addition, Urban referred 54 community residents for utility bills assistance, which is a demonstration of partnerships forged with other organizations on behalf of assisted and neighborhood residents.

Metric	Activity
Economic self-sufficiency: Employment:	Urban assisted 5 Wheatley residents with job placement, to provide income and to develop work history to improve future employment opportunities.
Health: Access to Healthcare:	Urban has assisted 8 Wheatley residents with signing up for Medicaid and 3 residents have been referred to a primary care physician at Communicare.
Community Engagement and Capacity Building:	Urban conducted a Wheatley resident meeting on April 29, 2014 to provide an update on the Wheatley redevelopment and the ongoing case management support. Additionally, Urban has reached out to 4 neighborhood associations to provide assistance with capacity building. Urban is engaging to reconstitute the Wheatley Courts resident council
Education: Academic proficiency and	Urban has referred 8 residents for educational service to included summer youth programs.

<p>improvement: Number of youth involved in positive youth development activities.</p>	
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Neighborhood

Neighborhood work consists of forward movement in transit, infill development, community engagement and capacity building. The following activities are activities that highlight accomplishments in these areas.

<p>Metric</p>	<p>Activity</p>
<p>Public Services and Amenities: Transit Accessibility</p>	<p>Recently, VIA Metropolitan Transit staff shared plans to increase routes in the EastPoint neighborhood by adding a new crosstown connection that will extend from Hood St., which is near the southern gate of Ft. Sam Houston, along Walters St. to McCreless Mall. The new plan was presented to the VIA Board, and it is possible the new service will begin as early as this fall.</p> <p>Next Steps: The new service will be presented at the June community meetings.</p> <p>Background Information: This connection was a request first voiced during the Choice Planning process. Wheatley residents and neighbors expressed the desire to ride VIA from Wheatley to St. Philip’s College without having to take multiple buses.</p>
<p>Neighborhood Stability: Number of vacant and undeveloped lots</p>	<p>HUD asks that SAHA report annually on the number of vacant lots in the footprint. A decrease in that number is an indication that development is occurring and progress in the transformation of the neighborhood is taking place. On April 15, 2014, the report cited a total of 691 vacant lots. However, progress has been made on the Infill and Rehab Housing Strategy, which includes the following action steps:</p> <ul style="list-style-type: none"> • 719 Runnels, San Antonio, TX 78208 (vacant lot) was acquired by SAHA in April 2014 • Privately held lots in the targeted area were identified and letters of interest were sent to the owners to purchase their properties – 11 responses were received from owners willing to sell their property - Appraisals and environmental reviews are being scheduled so that purchase offers can be made to property owners • SAHA will advance funds to Choice to purchase the 11 privately-owned vacant lots. Once Choice has HUD approval of the acquisition and CCI funds are released by HUD, SAHA will be reimbursed for the expenses. This allows Choice to move forward with the Infill strategy. <p>Next Steps:</p>

	<ul style="list-style-type: none"> • Choice staff will provide the City of San Antonio with a Redevelopment Plan to expend the NSP funds that includes the intended use of properties, together with finalizing strategy and budget. • Move forward with offers to eleven private property owners. • Coordinate efforts to improve the target area through the monthly People/Neighborhood task force meetings and SA2020. <p>Background Information: These activities are in line with goals and strategies of Eastpoint Infill and Rehab Housing Action Plan.</p>
<p>Crime and Safety: Number of Crimes Reported in the neighborhood</p>	<p>The EastPoint PaCT Sustainment Sub-Committee on Canines, Crime, Code Enforcement and Catalytic Projects reported the following indicators on April 30, 2014, demonstrating positive community trends:</p> <ul style="list-style-type: none"> • Overall crime decreased by 6.2% • Violent Crimes decreased by 6.6% • Property Crimes decreased by 11.2% • Police Proactive Enforcement for narcotics arrests are up by 1.9% <p>Next Steps: Continued resident engagement, collaboration and coordination with Byrne activities.</p> <p>Background Information: Safety is a key component to the success of the redevelopment of the Eastpoint neighborhood and a subject that was raised throughout the community planning process. Safety will be addressed at every level as implementation continues.</p>
<p>Community Engagement and Capacity Building: Number of neighborhood meetings held as part of Transformation Plan/ Choice Neighborhoods grant</p>	<p>HUD asks that SAHA report annually on the number of neighborhood meetings held as part of the Transformation plan. The report cited 45 Choice and related meetings, including:</p> <ul style="list-style-type: none"> • Resident Management and Relocation Meetings • Crime and Safety Meetings • Sustainment Committee Meetings • Advisory Council Meetings • Neighborhood Coffees • Economic Development Committee Meetings, • Walkability Workshop • Byrne Safety Meetings and • Presentations to Neighborhood Associations and Groups <p>In addition, the number of participants in these meetings is provided to HUD. This year, that number was 1058.</p>

Housing

A delineation of housing activities is indicative of successes and challenges in this area. Activities in preparation for the upcoming grand opening of the Park at Sutton Oaks are in motion, with all partners and volunteers working together to ensure the events success.

Metric	Activity
Phase I – 417 family units	The grand opening for The Park at Sutton Oaks is scheduled for Saturday, May 31, 2014.
Phase II – 226 family units	<p>The Demolition application was approved by HUD on May 2, 2014.</p> <p>Environmental Approval was received April 24, 2014.</p> <p>A TDHCA Public Hearing was held in Austin, on April 23, 2014. MBS, SAHA and former Wheatley resident, Diane Parker, traveled to Austin to speak in support of the Wheatley redevelopment project. Ms. Parker did an outstanding job and received praise by audience members. There were no comments made in opposition of the Wheatley project.</p> <p>On April 30, 2014, SAHA received confirmation from TDHCA that the support letter provided by the Harvard/Eastlawn Neighborhood Association met all their qualifications as community support from a registered neighborhood association and ensured 8 points towards our application.</p> <p>The MBS Request for Proposals (RFP) for demolition and site preparation was released on Thursday May 1, 2014. On Friday May 2, 2014, a roundtable was held with SAHA, MBS and the leadership of chambers, businesses, and trade associations, to secure their support in promoting the RFP to their members.</p> <p>MBS will have a Public Improvement Architecture & Engineering solicitation in June 2014. SAHA's Business Opportunity staff is working with design organizations, such as the AIA (American Institute of Architects) and the San Antonio Council of Engineering Companies, to advise local design firms of the upcoming opportunity by holding outreach events in May 2014.</p>
Phase IV – 117 family units	<p>Land Acquisition timeline of activities to date:</p> <ul style="list-style-type: none"> • Obtained 23 Right of Entry approvals to-date • April 21- Began surveying properties • April 29 - Began site visits for appraisals of properties • May 12- Perform relocation interviews and analysis of each property owner and/or tenant household.

Byrne Grant

Staff and partners continue to work on the Byrne grant strategy to address drugs, property and gang crimes in the Choice area. As a follow-up to the breakfast that was hosted with SAPD and business owners in April, staff has continued to meet with individual residents, property owners and business owners. Staff completed and submitted a draft "Implementation Plan" for review by LISC (researcher and technical assistance partner of the Department of Justice). Staff participated in "Restorative Justice" panel hosted by UTSA. Work continues to establish a "Crime/Drug Free Zone" along New Braunfels, and will be discussed further in an upcoming meeting with DEA. One of the key strategies is to work collaboratively with SAPD and DEA, and to share information with the public so that they can be equipped with information to develop further strategies. A formal public announcement for the creation of the Zone is pending.

FINANCIAL IMPACT

None at this time.

ATTACHMENTS

None

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: Lourdes Castro Ramirez, President and CEO

Presented by: Timothy Alcott, Development and Neighborhood Revitalization Officer

RE: Update regarding The Gardens at San Juan Square

SUMMARY:

The Gardens at San Juan Square will be a new vibrant community, consisting of 252 units, 17 residential buildings, a clubhouse, business center, 12 work/live units and 4,200 square feet of commercial space. The revitalization is part of a multi-phase development that will result in a total of 539 new units once the Gardens at San Juan Square (Phase III) project is completed in December 2014.

Total funding for The Gardens at San Juan Square is \$31,688,440, from sources including the Department of Housing and Urban Development (HUD), The City of San Antonio HOME funds, Texas Department of Housing and Community Affairs (TDHCA) tax credits, Tax Exempt Bonds, and SAHA/HUD - Replacement Housing Factor Funds.

This final phase includes 252 residential new units serving tenants at 30% and 60% of area median income (AMI):

- 63 – Public Housing units
 - 31 – Local Set Aside Section 8 voucher units (aka PBV)
 - 27 – City of San Antonio HOME units
 - 131 – Affordable Tax Credit units
- The 252 units consist of the following bedroom types:
 - 12 – One bedroom units
 - 132 - Two bedroom units
 - 92 - Three bedroom units
 - 16 – Four bedroom units

All units will be certified as Build San Antonio Green (BSAG) Level II to meet major points of building sustainability, which include energy efficiency, water conservation, site requirements and health requirements (Indoor Air Quality). Along with the BSAG certification, the project is required to have units tested and verified through an Energy Star rater, which will show the units will be 25% above 2009 International Energy Conservation Code (IECC) and comply with Energy Star v.3 requirements.

The residents from the former 116 public housing units were relocated between April 15, 2013 and July 15, 2013. Some of the residents selected transfers to other public housing units and others entered into the Section 8 program. Staff has been communicating with these residents, and will be sending them letter to provide an update of the project and obtain information of their interest to return to the new development. The letters will be sent in May 2014, in anticipation of the first building becoming available for occupancy in August 2014.

SAHA staff has informed the San Antonio Independent School District (SAISD) of the upcoming lease-up of the new development, and will be providing SAISD with a milestone timeline of the project for their planning of the next school year enrollments.

Construction is scheduled to be complete approximately 16-18 months from the August 2013 new construction start. At the end of April 2014, the project was scheduled to be 37% complete and was actually at 40% complete, with construction 3% ahead of schedule.

Upcoming Milestones

- May 2014: Trailer will be on site to begin pre-leasing activities. NRP Property Management will be there to pre-lease apartment units, work/live units and commercial spaces.
- May 2014 - Send returning residents letter of project status and interest to return.
- May 2014 - Begin working with SAISD to communicate project / unit turn schedule.
- June 2014 - Pre-leasing schedule starts.
- Mid-June - Begin notifications and coordination with Section 8 landlords of the potential non-renewals of returning residents back to public housing units.
- Early August 2014 - New Clubhouse/Leasing Office is estimated to be ready to occupy and this building includes 16 apartment units.
- Late August 2014 - 12 work / live units and additional 24 apartment units will be ready for occupancy.
- Late August 2014 - At the beginning of the new school year, a total of approximately 52 new units will be ready for occupancy. SAISD will be estimating the amount of potential students that might live at these units.
- December 2014 - At 100% construction completion, estimate the property will be 50% occupied. SAHA and NRP are analyzing the potential and cost benefit of accelerating the lease-up schedule.
- January 2015 - All 63 public housing and 31 project base voucher units will be occupied. These units are located throughout the property and within each building plan and level.

SAHA, NRP and community partners in the area of the San Juan masterplan have been meeting monthly for the last three months, to coordinate, create interest, and set goals for the leasing and programming of the 12 work/live units and commercial spaces in the new development. The group is working on ways to promote economic development at and around the new development.

PROPOSED ACTION:

None

FINANCIAL IMPACT:

None

ATTACHMENTS:

April 2014 project aerial

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: Lourdes Castro Ramirez, President and CEO

Presented by: Tim Alcott, Interim Dev. Services and Neighborhood Revitalization Officer
Lori Hall, Assistant Director of Development & Special Projects

Subject: Update and discussion regarding Westside Reinvestment Initiative

SUMMARY

The Blueridge neighborhood continues to be the current focus of SAHA's Westside Reinvestment Initiative (WRI).

A second meeting was held in with Blueridge residents in April 2014, to discuss pre-demolition activities. SAHA staff outlined efforts to secure a demolition permit and upcoming demolition contractor selection. At this meeting, SAHA staff also discussed a general timeline for the upcoming demolition and development process. Westside Development Corporation (WDC) surveyed residents on criminal activities in the neighborhood, and discussed continuing crime watch efforts and future programming.

City Public Service representatives are scheduled to attend the upcoming Thursday, May 29, 2014 meeting, to discuss their energy savings and rebate programs. The neighborhood SAFFE Officer will also follow up with residents about starting a Citizens on Cellular Patrol Program.

While awaiting HUD approval of the demolition, staff has completed a Memorandum of Understanding with Habitat for Humanity, to recycle some of the materials from the 39 homes prior to demolition. They will need approximately three (3) weeks to complete that task.

Staff is also working with procurement to finalize a development strategy for construction of the 39 new homes. Rebuilding efforts will be expanding over the next few months. WestEast Design Group has completed assessments of two homes in Villas de Fortuna, Sunflower, and Palm Lake neighborhoods. Staff will have a recommendation for the new development of these neighborhoods soon.

The following steps and activities are also underway and planned:

- Initiation of new homeownership plan/programming to develop a pipeline of ready homebuyers and subsequent marketing of the Blueridge houses.
- Marketing Plan for selling new Blueridge houses.

FINANCIAL IMPACT:

None at this time.

ATTACHMENTS:

None

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

HOLD A PUBLIC HEARING; AND CONSIDERATION AND APPROPRIATE ACTION REGARDING RESOLUTION 5414, AUTHORIZING THE PROPOSED 2014-2015 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN. PLAN), CAPITAL FUND PROGRAM PLAN, AND 5-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN. (RICHARD MILK, DIRECTOR OF PLANNING AND POLICY; DAVID CLARK, DIRECTOR OF PUBLIC HOUSING; DEBORAH ALEMAN, DIRECTOR OF ASSISTED HOUSING).



Lourdes Castro Ramirez
President and CEO



Richard Milk
Director of Policy and Planning

REQUESTED ACTION:

Hold a Public Hearing; and consideration and appropriate action regarding Resolution 5414, authorizing the proposed 2014-2015 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin. Plan), the Capital Fund Program Plan (CFP), and the 5-year Capital Improvement and Development Plan.

PURPOSE:

To move forward with the implementation of the Moving to Work program and revisions to the policies governing SAHA's Public Housing, Housing Choice Voucher and Capital Fund programs.

FINANCIAL IMPACT:

Under SAHA's MTW Plan, Public Housing, Non-Profit Housing, Housing Choice Voucher Program and Capital Fund resources are all combined into a single fund with full funding flexibility. All MTW initiatives will continue to be funded from this single fund.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to SAHA's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as SAHA's Agency Plan. The MTW Plan includes: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan. The MTW Plan will also describe SAHA's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals.

SAHA is on track to complete the 2014-2015 Agency Plans in time for June submission to HUD.

I. Proposed New MTW Activities**A. FY2015-1 - MDRC Housing Choice Voucher Rent Reform Study**

- SAHA has been selected to participate in a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy
- MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Study on behalf of HUD
- The Study sets forth alternative rent calculation and recertification strategies:
 - 1) **Simplify income determination and rent calculation** of the household's Total Tenant Payment (TTP) and subsidy amount by:
 - a) Eliminating deductions and allowances,
 - b) Changing the percent of income from 30% of adjusted income to a maximum of 28% of gross income,
 - c) Ignoring income from assets when the asset value is less than \$25,000, and
 - d) Using retrospective income, i.e., 12-month "look-back" period and, in some cases, current/anticipated income in estimating a household's TTP and subsidy.
 - 2) **Conduct triennial income recertification** rather than annual recertification with provisions for interim recertification and hardship remedies if income decreases.
 - 3) **Streamline interim certifications** to eliminate income review for most household composition changes and moves to new units.
 - 4) Require the Family Share is the greater of TTP (see #1 above) or the minimum rent of \$100. **A portion of the Family Share will be paid directly to the landlord.**
 - 5) **Simplify the policy for determining utility allowances.**

B. FY2015-2 Elderly Admissions Preference at Select Public Housing Sites

- This activity establishes a 4-to-1 elderly admissions preference at specific elderly communities in order to increase housing choices for elderly households.

C. FY2015-3 Local Project Based Set-Aside Vouchers

- Consolidates elements of former activities FY2011-6, FY2011-7, and FY2011-8
- SAHA may commit HCV to any SAHA-owned or SAHA-controlled development without a competitive process
- Removes provision of a tenant-based voucher to a household who wishes to relocate from a unit to which a local project based set-aside voucher has been committed

D. FY2015-4 Simplified Utility Allowance Schedule

- This activity establishes a new, simplified utility schedule that is based on the analysis of data collected from SAHA's existing HCV portfolio including the most common structure and utility types
- The simplified schedule reduces administrative costs associated with the traditional method of applying a Utility Allowance Schedule

II. Changes to Current Activities**A. FY2011-1e Preservation and Expansion of Affordable Housing**

- Update to include new 5-year Capital Improvement and Development Plan analysis and schedules
 1. Invest approximately \$18.3 million in capital repairs to extend the useful life of 471 Public Housing units located in 15 properties.
 2. Construct 1,494 new housing units in 6 development projects at an estimated cost of \$184.1 million.
 3. Evaluate modernization and repositioning opportunities impacting 2,175 affordable housing units in the Non-Profit portfolio.

III. Other Changes

A number of activities were closed out due to HUD's changes to the template that is used to guide the structure of the MTW Plan. SAHA is applying the new template, MTW 50900, for the first time on this draft FY2015 MTW Plan. Activities that take advantage of only the single fund flexibility are no longer classified as official MTW activities under the new template. Instead, they are described in the Sources & Uses section of the MTW Plan. Another important change due to the MTW 50900 is the use of standard metrics. All activities that are current and ongoing are now required to select from a list of metrics that are standard across the country. This allows HUD to make more accurate comparisons of MTW activities in different cities.

Housing Choice Voucher (HCV) Administrative Plan proposed revisions:

- I. Chapter 4 - Application and Waiting List Selection**
 - A. Omits Section 5H Mirason/Springview Homeownership Program priority local waiting list preference [4.3.C(2)(g)(iii)]
 - B. Omits secondary local waiting list preferences [4.3.C(2)(h)]
 - C. Omits caps for secondary local preferences [4.3.C(2)(i)]
- II. Chapter 5 - Briefings and Voucher Issuance**
 - A. Adds the assignment of one bedroom to the head of household in determining family unit size [5.2.B(1)(a)]
- III. Chapter 6 - Income and Subsidy Determination**
 - A. Omits simplified earned income disallowance [6.1.E(2)(c)]
 - B. Omits simplified earned income disallowance for participants in a SAHA-sponsored self-sufficiency or job-training program [6.1.E(3)]
 - C. Adds MTW rent simplification [6.3.A(1)(f)]
 - D. Adds zero income declaration [6.3.A(4)]
- IV. Chapter 8 - Housing Quality Standards and Rent Reasonableness Determinations**
 - A. Adds requirement of self-certification for five or fewer HQS owner deficiencies [8.2.F(3)(a)]
- V. Chapter 9 - Leasing Policies, Request for Tenancy Approval & Contracts**
 - A. Adds requirement for landlord trash removal in unincorporated areas of the City of San Antonio [9.1.B9(8)]
- VI. Chapter 12 - Terminations**
 - A. Adds language for continued HAP payment during the eviction process if the landlord obtains a writ of possession within 30 days of the date of eviction [13.2.C(4)(c)(ii)]

Public Housing Admissions and Continued Occupancy Policy (ACOP) proposed revisions:

- I. The Public Housing department will implement an 80%:20% Elderly to Non-Elderly Disabled population ratio in one or more communities.
- II. SAHA will adjust Flat Rents in accordance with the 2014 HUD Appropriations bill, the Code of Federal Regulations, and HUD directives, but in no case may a flat rent be less than 80% of the area Fair Market Rent.
- III. The chapter on Transfer Policy was extensively rewritten to improve readability, clarity, and comprehension; and to reflect current practices.
- IV. Language on the Earned Income Disallowance was revised for consistency.
- V. Language added to indicate that SAHA has a Standard Operating Procedure for evictions.

Capital Fund Program (CFP)

During the next fiscal year (July 1, 2014 – June 30, 2015), SAHA plans to invest \$5,070,000 for capital repairs / replacements at the following Public Housing Properties:

Property Name	Budgeted Expenditure
Charles Andrews	\$2,879,484
Le Chalet	\$1,277,670
Morris Beldon	\$ 912,870

The scope of work is still be developed but will include site improvements (BLI 1450), Dwelling Structures (BLI 1460), Dwelling Equipment (BLI 1465), which will extend the useful life expectancy and preserve existing affordable housing stock. Funding will be from a combination of Moving to Work (MTW) and Capital Fund Program (CFP) resources.

Timeline

- May 19, 2013; July 17, 2013; September 18, 2013; and November 13, 2013: MTW Advisory Board met to brainstorm, discuss new activities, and prioritize
- June – November 2013: Staff met regularly to research, refine, and finalize proposals
- January - April 2014: staff worked with HUD and MDRC to finalize
- The month of May will be dedicated to public input on the recommended activities for all Agency Plans. Meetings will be held at various sites to solicit the input of Public Housing residents and Housing Choice Voucher participants.
- May 15: Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- June 5: Consideration by Board of Commissioners.

ATTACHMENTS:

Resolution 5414
Presentation

SAN ANTONIO HOUSING AUTHORITY

Resolution 5414

RESOLUTION 5414, AUTHORIZING THE PROPOSED 2014-2015 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), CAPITAL FUND PROGRAM PLAN, AND 5-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN.

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality created pursuant to the laws of the State of Texas ("SAHA") must approve the 2014-2015 Moving to Work (MTW) Agency Plan for fiscal year 2014-2015 including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan and the Capital Fund Program; and

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2014-2015 MTW Agency Plan to the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, the Board further desires to authorize the Chairman and the President and CEO to execute and submit to HUD such certifications and other documents that they deem necessary or advisable in connection with the submission of the MTW Agency Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5414 authorizing the proposed 2014-2015 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), Capital Fund Program Plan, and 5-year Capital Improvement and Development Plan; and
- 2) Authorizes the Chair and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2014-2015 MTW Plan to HUD.

Approved the 5th day of June 2014.

**RAMIRO CAVAZOS
CHAIR, BOARD OF COMMISSIONERS**

Attested and approved as to form:

**LOURDES CASTRO RAMIREZ
SAHA PRESIDENT AND CEO**



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HOUSING AUTHORITY
Opportunity Lives Here

Draft 2015 MTW Plan

Operations and Choice Neighborhood Committee
May 15, 2014

Background

- Annual submission of Agency Plans to HUD
 - Moving to Work (MTW) Plan
 - Public Housing Admissions and Continued Occupancy Plan (ACOP)
 - Assisted Housing Programs Administrative Plan
 - Capital Fund Program (CFP) Plan
 - 5-Year Capital Improvement and Development Plan
- 30-day Comment Period
 - May 2 – June 4, 2014
 - mtw@saha.org
 - Mail and in-person:
 - SAHA / Attn: Policy & Planning
 - 818 S. Flores
 - San Antonio, TX 78204

MTW Timeline

- **May – November 2013**
 - MTW Advisory Board met to brainstorm, discuss new activities, and prioritize recommendations
 - May 19, 2013: 1st MTW Advisory Board meeting
 - July 17, 2013: 2nd MTW Advisory Board meeting
 - September 18, 2013: 3rd MTW Advisory Board
 - November 13, 2013: 4th MTW Advisory Board Meeting
- **June – November 2013**
 - Staff met regularly to research, refine, and finalize proposals
- **January - April 2014**
 - Staff worked with HUD and MDRC to finalize Rent Study activity
- **May 2014**
 - Public input on recommended activities for all Agency Plans. Meetings will be held at various sites to solicit the input of Public Housing residents and Housing Choice Voucher participants.
- **May 15, 2014**
 - Public Hearing scheduled during Operations and Human Resources Committee Meeting
- **June 5**
 - Consideration by Board of Commissioners
- **June 12**
 - Submission to HUD

Proposed New Activities

FY2015-1 MDRC Housing Choice Voucher Rent Reform Study

- Study commissioned by HUD to evaluate alternative rent policy for HCV
 - MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the study on behalf of HUD
- 1) **Simplify income determination and rent calculation** of the household's Total Tenant Payment (TTP) and subsidy amount by:
 - a) Eliminating deductions and allowances,
 - b) Changing the percent of income from 30% of adjusted income to a maximum of 28% of gross income,
 - c) Ignoring income from assets when the asset value is less than \$25,000, and
 - d) Using retrospective income, i.e., 12-month "look-back" period and, in some cases, current/anticipated income in estimating a household's TTP and subsidy.
 - 2) **Conduct triennial income recertification** rather than annual recertification with provisions for interim recertification and hardship remedies if income decreases.
 - 3) **Streamline interim certifications** to eliminate income review for most household composition changes and moves to new units.
 - 4) Require the Family Share is the greater of TTP (see #1 above) or the minimum rent of \$100. *A portion of the Family Share will be paid directly to the landlord.*
 - 5) **Simplify the policy for determining utility allowances.**

Proposed New Activities (2)

- **FY2015-2 Elderly Admissions Preference at Select Public Housing Sites**
 - Establishes a 4-to-1 elderly admissions preference at specific elderly communities in order to increase housing choices for elderly households
- **FY2015-3 Local Project Based Set-Aside Vouchers**
 - Consolidates elements of former activities FY2011-6, FY2011-7, and FY2011-8
 - SAHA may commit HCV to any SAHA-owned or SAHA-controlled development without a competitive process
 - Removes provision of a tenant-based voucher to a household who wishes to relocate from a unit to which a local project based set-aside voucher has been committed
- **FY2015-4 Simplified Utility Allowance Schedule**
 - Establishes a new, simplified utility schedule
 - Based on most common structure and utility types
 - Increases predictability for tenants, landlords, and SAHA

Changes to Current Activities

- FY2011-1e Preservation and Expansion of Affordable Housing
 - New 5-year Capital Improvement and Development Plan
 - Invest approximately \$18.3 million in capital repairs to extend the useful life of 471 Public Housing units located in 15 properties.
 - Construct 1,494 new housing units in 6 development projects at an estimated cost of \$184.1 million.
 - Evaluate modernization and repositioning opportunities impacting 2,175 affordable housing units in the Non-Profit portfolio.

Assisted Housing Programs

Administrative Plan Revisions

- **Chapter 4 - Application and Waiting List Selection**
 - Omits Section 5H Mirasol/Springview Homeownership Program priority local waiting list preference [4.3.C(2)(g)(iii)]
 - Omits secondary local waiting list preferences [4.3.C(2)(h)]
 - Omits caps for secondary local preferences [4.3.C(2)(i)]
- **Chapter 5 - Briefings and Voucher Issuance**
 - Adds the assignment of one bedroom to the head of household in determining family unit size [5.2.B(1)(a)]
- **Chapter 6 - Income and Subsidy Determination**
 - Omits simplified earned income disallowance [6.1.E(2)(c)]
 - Omits simplified earned income disallowance for participants in a SAHA-sponsored self-sufficiency or job-training program [6.1.E(3)]
 - Adds MTW rent simplification [6.3.A(1)(f)]
 - Adds zero income declaration [6.3.A(4)]
- **Chapter 8 - Housing Quality Standards and Rent Reasonableness Determinations**
 - Adds requirement of self-certification for five or fewer HQS owner deficiencies [8.2.F(3)(a)]
- **Chapter 9 - Leasing Policies, Request for Tenancy Approval & Contracts**
 - Adds requirement for landlord trash removal in unincorporated areas of the City of San Antonio [9.1.B9(8)]
- **Chapter 12 – Terminations**
 - Adds language for continued HAP payment during the eviction process if the landlord obtains a writ of possession within 30 days of the date of eviction [13.2.C(4)(c)(ii)]

Public Housing Admissions and Continued Occupancy Plan (ACOP) Revisions

- Implement an 80%:20% Elderly to Non-Elderly Disabled population ratio in one or more communities
- Adjust Flat Rents in accordance with the 2014 HUD Appropriations bill, the Code of Federal Regulations, and HUD directives, but in no case may a flat rent be less than 80% of the area Fair Market Rent
- Chapter on Transfer Policy was extensively rewritten to improve readability, clarity, and comprehension; and to reflect current practices
- Language on the Earned Income Disallowance was revised for consistency
- Language added to indicate that SAHA has a Standard Operating Procedure for evictions

Capital Fund Program

- Planned investment of \$5,070,000 for capital repairs / replacements at the following Public Housing Properties

Property Name	Budgeted Expenditure
Charles Andrews	\$2,879,484
Le Chalet	\$1,277,670
Morris Beldon	\$ 912,870

Proposed MTW Fund Usage

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$22,291,573
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$1,140,330
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$4,661,240
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$13,636,457
95000 (95100+95200+95300+95500)	Total Protective Services	\$424,208
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$1,464,059
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$1,325,371
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$970,072
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$86,721,912
97400	Depreciation Expense	\$12,441,977
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Operating (900) Expenses	\$145,077,199
11040	Equity Transfer & Prior Period Adjustment	\$12,784,514
90000+11040	Total Expenses	\$157,861,713

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5415, AUTHORIZING AN AWARD OF A CONTRACT FOR BIOHAZARD CLEANUP SERVICE TO SWAT ENTERPRISES, LLC DBA BIOTECHS (ESBE, HABE, MBE, SBE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$75,000.00, FOR A PERIOD OF (1) ONE YEAR, WITH THE OPTION TO RENEW FOR (4) FOUR ADDITIONAL ONE-YEAR PERIODS.


Lourdes Castro Ramirez
President and CEO


Steven Morando
Director of Procurement


David Clark
Director Public Housing

REQUESTED ACTION:

Consideration and approval regarding Resolution 5415, authorizing an award of a contract for Biohazard Cleanup Service to SWAT Enterprises, LLC dba Biotechs (ESBE, HABE, MBE, SBE, WBE) for an annual cumulative amount not to exceed \$75,000.00, for a period of (1) one year, with the option to renew for (4) four additional one-year periods.

PURPOSE:

To provide biohazard waste clean-up and disposal services for all SAHA properties on an "as needed" basis. This activity aligns with SAHA's priorities to improve the quality of life of our clients and preserve our affordable housing assets.

FINANCIAL IMPACT:

The cost for biohazard cleanup service is not expected to exceed an annual cumulative amount of \$75,000 and will be funded through the properties' operating budgets

SUMMARY:

On January 30, 2014, SAHA issued a "Request For Proposals" (RFP) #1311-926-45-4134 for Biohazard Cleanup Service, which closed on March 4, 2014. The RFP was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa, various other venues, and direct solicited to 10 local contractors (See Advertisement List). A total of three (3) proposals were received in response to the RFP: Bland-Bio, LLC dba Bio-One San Antonio (AABE, DIBE, ESBE, MBE, SBE, VBE); SWAT Enterprises, LLC dba Bio-Techs (ESBE, HABE, MBE, SBE, WBE); and Trauma & Hazmat Scene Sanitation (ESBE, HABE, MBE, SBE, WBE). All proposers have been certified by the South Central Texas Regional Certification Agency. The proposals were evaluated on the following criteria: Experience, Dispatch Capability, Quality Plan, Training & Licenses, Strength of the Section 3 and SWMBE plans and price. Best and Final Offers were requested from all proposers.

Based upon the above factors, SWAT Enterprises, LLC dba Bio-Techs (ESBE, HABE, MBE, SBE, WBE) is the highest rated responsive and responsible proposer, and is therefore recommended for award. SWAT Enterprises, LLC dba Bio-Techs has been certified by the South Central Texas Regional Certification Agency as an ESBE, HABE, MBE, SBE, WBE. This contractor's Section 3 Good Faith Effort plan includes hiring three individuals: one in the office/clerical category and two in the laborer (unskilled) category. They also plan to implement a Youth Mentorship Program to assist SAHA youth in building self-confidence and overall business knowledge. Participants in this program may attend quarterly meetings to discuss work performance, and may attend seminars and/or marketing or networking events. Their client list includes SAPD, Park PD, Bexar County Jail, Bexar County Sheriff, Bexar County Medical Examiner among others.

ATTACHMENTS:

Company Profile
Resolution 5415
Scoring Matrix
Advertisement List

Swat Enterprises dba BioTechs Company Profile

Swat Enterprises dba BioTechs

Swat Enterprises was founded in 2002 by Audrey Trinidad. They have offices in San Antonio, Texas and Plano, Texas. Swat Enterprises is certified by SCTRCA as ESBE, HABE, MBE, SBE, and WBE. Swat Enterprises has completed biohazard jobs for SAHA, the Bexar County Housing Authority, and other public entities and private companies in San Antonio, Austin, Houston and Dallas.

Swat Enterprises has two full time and seven part time (on call) employees. The staff is SAFD, SAPD and EMTs. They provide any type of biohazard cleanup and disposal.

**SAN ANTONIO HOUSING AUTHORITY
RESOLUTION 5415**

RESOLUTION 5415, AUTHORIZING AN AWARD OF A CONTRACT FOR BIOHAZARD CLEANUP SERVICE TO SWAT ENTERPRISES, LLC DBA BIOTECHS (ESBE, HABE, MBE, SBE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$75,000.00 FOR A PERIOD OF (1) ONE YEAR, WITH THE OPTION TO RENEW FOR (4) FOUR ADDITIONAL ONE-YEAR PERIODS.

WHEREAS, the Housing Authority of the City of San Antonio, must provide healthy living environments for our residents; and

WHEREAS, on January 30, 2014, SAHA issued a "Request For Proposals" (RFP) #1311-926-45-4134 for Biohazard Cleanup Service which closed on March 4, 2014; and

WHEREAS, a total of three (3) proposals were received in response to the RFP; and

WHEREAS, after review and evaluation of the proposals, SWAT Enterprises, LLC dba BIOTechs (ESBE, HABE, MBE, SBE, WBE) is being recommended for award; and

WHEREAS, the cost for biohazard cleanup service is not expected to exceed an annual cumulative amount of \$75,000 and will be funded through the properties operating budgets; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO or her designee to execute all documents to enter into this contract.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5415, authorizing an award of a contract for Biohazard Cleanup Service to SWAT Enterprises, LLC dba BiotechS (ESBE, HABE, MBE, SBE, WBE) for an annual cumulative amount not to exceed \$75,000.00 for a period of (1) one year, with the option to renew for (4) four additional one-year periods.
- 2) Authorizes the President and CEO or her designee to execute all necessary documents associated with this contract.

Passed and approved the 5th day of June 2014.

Ramiro Cavazos
Chair, Board of Commissioners

Attested and approved as to form:

Lourdes Castro Ramirez
President and CEO

SCORING MATRIX (BAFO)				
Biohazard Cleanup Services				
1311-926-45-4134				
Criterion Description	Max Points Weight	Swat Enterprises dba Bio Techs	Bland-Bio, LLC dba Bio-One	Trama & Hazmat Scene Sanitation
Experience:	1-5 15%			
<u>Rater 1</u>		5.00	2.00	2.00
<u>Rater 2</u>		4.00	3.00	3.00
<u>Rater 3</u>		4.00	3.00	2.00
<u>Total Score</u>		13.00	8.00	7.00
<u>Average Score</u>		4.33	2.67	2.33
<u>Weighted Score</u>		0.65	0.40	0.35
Dispatch Capability:	1-5 10%			
<u>Rater 1</u>		5.00	2.00	2.00
<u>Rater 2</u>		3.00	3.00	3.00
<u>Rater 3</u>		3.00	3.00	2.00
<u>Total Score</u>		11.00	8.00	7.00
<u>Average Score</u>		3.67	2.67	2.33
<u>Weighted Score</u>		0.37	0.27	0.23
Quality Plan:	1-5 10%			
<u>Rater 1</u>		5.00	3.00	1.00
<u>Rater 2</u>		4.00	3.00	3.00
<u>Rater 3</u>		4.00	3.00	2.00
<u>Total Score</u>		13.00	9.00	6.00
<u>Average Score</u>		4.33	3.00	2.00
<u>Weighted Score</u>		0.43	0.30	0.20
Training & Licenses:	1-5 10%			
<u>Rater 1</u>		5.00	3.00	4.00
<u>Rater 2</u>		4.00	3.00	3.00
<u>Rater 3</u>		4.00	2.00	1.00
<u>Total Score</u>		13.00	8.00	8.00
<u>Average Score</u>		4.33	2.67	2.67
<u>Weighted Score</u>		0.43	0.27	0.27
Price proposal:	35%			
<u>Total Score</u>		3.01	3.05	3.67
<u>Weighted Score</u>		1.05	1.07	1.28
Strength of the Section 3 plan:	1-5 10%			
<u>Rater 1</u>		5.00	1.00	4.00
<u>Rater 2</u>		4.00	2.00	2.00
<u>Rater 3</u>		4.00	2.00	3.00
<u>Total Score</u>		13.00	5.00	9.00
<u>Average Score</u>		4.33	1.67	3.00
<u>Weighted Score</u>		0.43	0.17	0.30
Strength of the S/W/MBE plan:	1-5 10%			
<u>Rater 1</u>		5.00	1.00	1.00
<u>Rater 2</u>		4.00	3.00	2.00
<u>Rater 3</u>		4.00	1.00	1.00
<u>Total Score</u>		13.00	5.00	4.00
<u>Average Score</u>		4.33	1.67	1.33
<u>Weighted Score</u>		0.43	0.17	0.13
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.				
Category 1: As detailed in Attachment D	5/25			
Category II: As detailed in Attachment D	4/2			
Category III: As detailed in Attachment D	3/15			
Category IV: As detailed in Attachment D	2/1			
Tota Weighted Score		3.37	2.37	2.50

SCORING MATRIX				
Biohazard Cleanup Services				
1311-926-45-4134				
Criterion Description	Max Points Weight	Swat Enterprises dba Bio Techs	Bland-Bio, LLC dba Bio-One	Trama & Hazmat Scene Sanitation
Experience:	1-5 15%			
<u>Rater 1</u>		5.00	2.00	2.00
<u>Rater 2</u>		4.00	3.00	3.00
<u>Rater 3</u>		4.00	3.00	2.00
<u>Total Score</u>		13.00	8.00	7.00
<u>Average Score</u>		4.33	2.67	2.33
<u>Weighted Score</u>		0.65	0.40	0.35
Dispatch Capability:	1-5 10%			
<u>Rater 1</u>		5.00	2.00	2.00
<u>Rater 2</u>		3.00	3.00	3.00
<u>Rater 3</u>		3.00	3.00	2.00
<u>Total Score</u>		11.00	8.00	7.00
<u>Average Score</u>		3.67	2.67	2.33
<u>Weighted Score</u>		0.37	0.27	0.23
Quality Plan:	1-5 10%			
<u>Rater 1</u>		5.00	3.00	1.00
<u>Rater 2</u>		4.00	3.00	3.00
<u>Rater 3</u>		4.00	3.00	2.00
<u>Total Score</u>		13.00	9.00	6.00
<u>Average Score</u>		4.33	3.00	2.00
<u>Weighted Score</u>		0.43	0.30	0.20
Training & Licenses:	1-5 10%			
<u>Rater 1</u>		5.00	3.00	4.00
<u>Rater 2</u>		4.00	3.00	3.00
<u>Rater 3</u>		4.00	2.00	1.00
<u>Total Score</u>		13.00	8.00	8.00
<u>Average Score</u>		4.33	2.67	2.67
<u>Weighted Score</u>		0.43	0.27	0.27
Price proposal:	35%			
<u>Total Score</u>		3.00	3.13	3.69
<u>Weighted Score</u>		1.05	1.10	1.29
Strength of the Section 3 plan:	1-5 10%			
<u>Rater 1</u>		5.00	1.00	4.00
<u>Rater 2</u>		4.00	2.00	2.00
<u>Rater 3</u>		4.00	2.00	3.00
<u>Total Score</u>		13.00	5.00	9.00
<u>Average Score</u>		4.33	1.67	3.00
<u>Weighted Score</u>		0.43	0.17	0.30
Strength of the S/W/MBE plan:	1-5 10%			
<u>Rater 1</u>		5.00	1.00	1.00
<u>Rater 2</u>		4.00	3.00	2.00
<u>Rater 3</u>		4.00	1.00	1.00
<u>Total Score</u>		13.00	5.00	4.00
<u>Average Score</u>		4.33	1.67	1.33
<u>Weighted Score</u>		0.43	0.17	0.13
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.				
Category 1: As detailed in Attachment D	5/25			
Category II: As detailed in Attachment D	4/2			
Category III: As detailed in Attachment D	3/15			
Category IV: As detailed in Attachment D	2/1			
Tota Weighted Score		3.37	2.40	2.51

Advertisement List
Solicitation # 3111-926-45-4134
Biohazard Cleanup Services

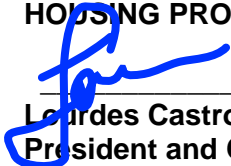

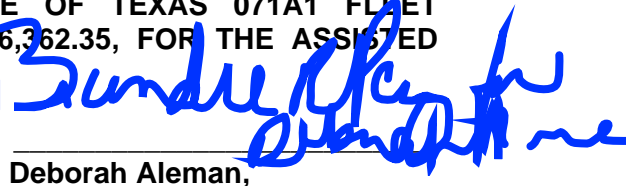
Entity	Contact Name	Email	Method of Contact(Specify)
ACCION Texas	Celina Pena	cpena@acciontexas.org	e-mail
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	e-mail
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	e-mail
Alamo City Black Chamber Of Commerce	Christopher Herring	Herring@alamocitychamber.org info@alamocitychamber.org shall@alamocitychamber.org	e-mail
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	e-mail
American Institute of Architects	Laura Smith	laura@aiasa.org	e-mail
American Subcontractors Association	Elaine Garcia	elainegarcia@asasanantonio.org	e-mail
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	e-mail
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	e-mail
CDC News		plans@cdcnews.com	e-mail
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	e-mail
Chinese Chamber of Commerce	Jerry Jin	jerry.jin@gsaccc.org, jing.hao@gsaccc.org	e-mail
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org, maguilar@goodwillsa.org	e-mail
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com	e-mail
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	e-mail
Hispanic Contractors Association de San Antonio	Clarissa Perez	exdir@hcadesa.org admin@hcadesa.org	e-mail
I Square Foot Plan Room		agcquoin@isqft.com, saprojects@isqft.com	e-mail
IEC	Julie Howard	jhoward@iecsanantonio.com, rvasquez@iecsanantonio.com	e-mail
MACB	Maria Monita	info@macb-sa.org	e-mail
MCA-SMACNA	Bob Pisors	mca-smacna@mca-smacna.org	e-mail
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	e-mail
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	e-mail

Advertisement List
Solicitation # 3111-926-45-4134
Biohazard Cleanup Services

Entity	Contact Name	Email	Method of Contact(Specify)
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com, nawicsatx@gmail.com	e-mail
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	e-mail
North San Antonio Chamber of Commerce	Christabel Cook	ccook@northsachamber.com	e-mail
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	e-mail
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	e-mail
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	e-mail
SAABE	Melodie	mg.assoc.mgmt@gmail.com	e-mail
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	e-mail
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org	e-mail
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org, mariyaf@sahcc.org	e-mail
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	e-mail
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	e-mail
South Central Regional Certification Agency	Ross Mitchell	rmitchell@sctrca.org, souber@sctrca.org	e-mail
South San Antonio Chamber of Commerce	Tom Shaw	tshaw@southsachamber.org, simperial@southsachamber.org, CMontez@southsachamber.org	e-mail
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	e-mail
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	e-mail
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org, jennifer@tspe.org	e-mail
Texas Veteran's Commission	Willie Jackson	willie.jackson@tvc.state.tx.us	e-mail
TIBH Industries	Robert Olivo	robertolivo@tibh.org	e-mail
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu, jennifer.mort@utsa.edu	e-mail
UTSA Procurement Technical Assistance Center	Terri Williams	terri.williams@utsa.edu, grace.garcia@utsa.edu	e-mail
West San Antonio Chamber of Commerce	Gabe Farias	gfarias@westsachamber.org, info@westsachamber.org, valerie@westsachamber.org	e-mail
Women's Business Center	Martha Zurita	mzurita@acciontexas.org	e-mail

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5413, AUTHORIZING THE PURCHASE OF SEVEN 2014 FORD FUSION HYBRID VEHICLES, THROUGH THE STATE OF TEXAS 071A1 FLEET CONTRACT, FOR AN AMOUNT NOT TO EXCEED \$166,362.35, FOR THE ASSISTED HOUSING PROGRAMS DEPARTMENT FLEET

		
Lourdes Castro Ramirez President and CEO	Steven Morando Director of Procurement	Deborah Aleman, Dir. of Asst Housing Programs

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5413, authorizing the purchase of seven 2014 Ford Fusion hybrid vehicles, through the State of Texas 071A1 fleet contract, for an amount not to exceed \$166,362.35, for the assisted housing programs department fleet.

PURPOSE:

To replace existing aging fleet vehicles and provide greater fuel efficiency, lower greenhouse emissions, lower operating costs, and dependable transportation for the Housing Choice Voucher inspections staff. This activity aligns with our priority to improve our basic systems.

FINANCIAL IMPACT:

The purchase will be funded through the Housing Choice Voucher program reserves, for an amount not to exceed \$166,362.35, which amounts to \$23,766.05 per vehicle.

SUMMARY:

The San Antonio Housing Authority is a member of the State of Texas Cooperative Purchasing Program and has procured a number of vehicles and other items through this program. The State of Texas annually awards contracts for various commodities, including automobiles and trucks, through a competitive bidding process. The vehicles awarded on the state contract are generally less expensive than most local government entities can command, due to volume pricing. The standard specifications established by the State include standard amenities, such as radio, power steering, air conditioning, and tinted glass, and allow for equipping the vehicles to meet local preferences with the most popular safety options.

The use of these contracts provides for volume pricing not generally available to smaller government entities and reduces the upfront costs associated with bidding these items. Both state statutes and HUD regulations recognize, support, and encourage the utilization of Cooperative Purchasing Programs.

ATTACHMENTS:

Resolution 5413

SAN ANTONIO HOUSING AUTHORITY

Resolution 5413

RESOLUTION 5413, AUTHORIZING THE PURCHASE OF SEVEN 2014 FORD FUSION HYBRID VEHICLES, THROUGH THE STATE OF TEXAS 071A1 FLEET CONTRACT, FOR AN AMOUNT NOT TO EXCEED \$166,362.35 FOR THE ASSISTED HOUSING PROGRAMS DEPARTMENT FLEET

WHEREAS, the Assisted Housing Program Department of the San Antonio Housing Authority is in the process of replacing its aging vehicles with more fuel efficient vehicles; and

WHEREAS, the San Antonio Housing Authority (SAHA) is a member of the State of Texas Cooperative Purchasing Program and the State of Texas annually awards contracts for various commodities, including automobiles and trucks, through a competitive bidding process; and

WHEREAS, the use of the State of Texas Cooperative Purchasing Program provides for volume pricing not generally available to smaller government entities and reduces upfront costs associated with bidding these items; and

WHEREAS, the purchase of these vehicles will replace seven existing, aging vehicles and will provide greater fuel efficiency and lower operating costs;

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of SAHA hereby approves:

- 1) Resolution 5413, authorizing the purchase of seven 2014 Ford Fusion hybrid vehicles, through the State of Texas 071A1 fleet contract, for an amount not to exceed \$166,362.35 for the Assisted Housing Programs department fleet.

Passed and approved the 5th day of June, 2014.

Ramiro Cavazos
Chair, Board of Commissioners

Attested and approved as to form:

Lourdes Castro Ramirez
SAHA President and CEO

MEMORANDUM

To: Operations and Choice Neighborhood Committee Meeting

From: Lourdes Castañeda Ramirez, President and CEO

Presented by: David Nisiveccia, Chief Operating Officer
Kristi Baird, Assistant Director

RE: Update and discussion regarding the Orion Management contract

SUMMARY:

The SAHA's third-party Non Profit management contract with Orion Management expires June 30, 2014, and is scheduled to automatically renew. The SAHA and Orion Management contract is for the management services of eight (8) SAHA-owned communities, totaling 1,513 units, (Springhill I & II, Villa de Valencia, Monterrey Park, Reagan West, San Alfonso, Towering Oaks, Courtland Heights and Woodhill apartments), and became effective July 2, 2012. The contract had a one-year term with four one-year options to renew.

On average Orion Management has shown positive trending, with an increase in occupancy of 3.36% over FY 2012, which was the last year SAHA managed the 8 communities that make up their portfolio. Additionally, Orion has increased cash flow \$815,000 year-to-date over the FY 2012 cash flow.

As SAHA and Orion approach the contract renewal date, staff recommends SAHA allow the contract to renew for an additional one (1) year term. However, the cancellation clause allows cancellation without cause with a 90-day notice or cancellation with cause with only a 30-day notice. The terms of the contract would remain the same, based on the original contract, and includes no increases to the original fee structure.

The performance of the contract management company and the possibility of reestablishing internal management of these communities is not bound by the full year of the contract, if a different course of action is determined.

PROPOSED ACTION:

None

FINANCIAL IMPACT:

None

ATTACHMENTS:

None